

Facility Survey Bank of America Plaza

prepared for:
Leon County Board of County Commissioners



prepared by:

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I. Planning, building use function and architectural programming, to include:

1.1 Architectural design

- *new core design based on code upgrades and County functional needs*
- *study adaptive re-use or replacement of old annex structure*
- *new architectural interiors layouts, based on Leon County needs*
- *study of various elevator and egress design options*
- *connection(s) to the existing courthouse building*
- *new telecommunication and generator systems requirements*

1.2 Site works, other, misc.

- *transit study, to include connection(s) to public and alternative transportation, including ADA disability accessibility, and a parking needs assessment*
- *drainage, refuse service, loading docks, misc. necessary site works*

II. Complete ADA compliance inspection and recommendations report.

III. Further investigation into measures necessary to bring the high-rise structure into compliance with present codes.

IV. Detailed architectural planning, design and construction administration services, i.e. roof and restroom renovations, egresses, elevator(s) and other building elements as required.

2. Mechanical and Electrical

High Rise Building:

Considering their age, the building mechanical and electrical systems have been well maintained and are generally in good condition. Equipment and system maintenance appear to be up to date.

HVAC

The chiller, chilled water pump and condenser water pump were replaced approximately five years ago. All other mechanical equipment is approximately 35 years old, and has far exceeded its expected useful life. The multizone air distribution system and pneumatic control system are outdated technologies not typically used in modern Class A office buildings.

Fire Protection

The high rise building is protected throughout by an automatic fire sprinkler and standpipe system which does not require any upgrades.